170.0	0007	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	959,300 / 959,300
					USE VALUE:	959,300 / 959,300
					ASSESSED:	959,300 / 959,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
24		PAUL REVERE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SPEROS JONATHAN A/PATRICIA A
Owner 2:	
Owner 3:	
Street 1:	16 INDIAN HILL RD
Street 2:	
Twn/City:	WINCHESTER
St/Prov:	MA Cntry: Own Occ: N
Postal:	01890 Type:

PREVIOUS OWNER

Owner 1:	ADAMS WILLIAM A--ETAL -
Owner 2:	ADAMS MARY LOUISE -
Street 1:	143 WRIGHT STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,612 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1931, having primarily Wood Shingle Exterior and 2540 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5612.000	542,700	4,700	411,900	959,300
Total Card	0.129	542,700	4,700	411,900	959,300
Total Parcel	0.129	542,700	4,700	411,900	959,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 377.68 | /Parcel: 377.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 113068
GIS Ref:
GIS Ref:
Insp Date: 07/02/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 170.0-0007-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	542,900	4700	5,612.	411,900	959,500	959,500	Year End Roll	12/18/2019
2019	104	FV	404,600	4700	5,612.	411,900	821,200	821,200	Year End Roll	1/3/2019
2018	104	FV	404,600	4700	5,612.	364,800	774,100	774,100	Year End Roll	12/20/2017
2017	104	FV	379,700	4700	5,612.	305,900	690,300	690,300	Year End Roll	1/3/2017
2016	104	FV	379,700	4700	5,612.	305,900	690,300	690,300	Year End	1/4/2016
2015	104	FV	338,700	4700	5,612.	264,800	608,200	608,200	Year End Roll	12/11/2014
2014	104	FV	338,700	4700	5,612.	255,900	599,300	599,300	Year End Roll	12/16/2013
2013	104	FV	352,300	4700	5,612.	243,600	600,600	600,600		12/13/2012

!13179!

PRINT

Date	Time
12/11/20	03:10:18

LAST REV

Date	Time
07/31/18	12:01:39
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 13179

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ADAMS WILLIAM A	35035-87		3/13/2002	Family	310,000	No	No		
	11294-90		3/1/1967			No	No		N

USER DEFINED

Prior Id # 1:	113068
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/7/1997	374	Manual	1,950					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
7/2/2018	MEAS&NOTICE	CC	Chris C
1/14/2008	Measured	345	PATRIOT
12/28/1999	Mailer Sent		
12/10/1999	Measured	263	PATRIOT
12/1/1981		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5612		Sq. Ft.	Site		0	70.	1.05	8									411,853						411,900	

Total AC/HA: 0.12883 | Total SF/SM: 5612 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 411,853 | Spl Credit | Total: 411,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.06338584
Const Adj.:	0.98000199
Adj $ / SQ:	177.160
Other Features:	119750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	666694
Depreciation:	124005
Depreciated Total:	542689

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	5	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
1	5	2	
Totals			
2	11	5	

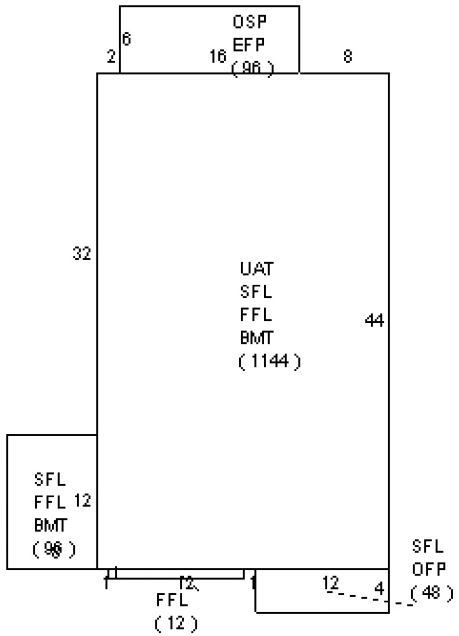
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	177.16
Special Features:	0	Val/Su Net:	126.03
Final Total:	542700	Val/Su SzAd	213.66

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,288	177.160	228,183
FFL	First Floor	1,252	177.160	221,805
BMT	Basement	1,240	53.150	65,904
UAT	Upper Attic	286	70.860	20,267
EFP	Enclos Porch	96	54.470	5,229
OSP	Screen Porch	96	36.320	3,486
OFP	Open Porch	48	43.120	2,070
	Net Sketched Area:	4,306	Total:	546,944

Size Ad	2540	Gross Are	5164	FinArea	2540

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 170.0-0007-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	1931	21.94	T	40	104			4,700			4,700

More:	N	Total Yard Items:	4,700	Total Special Featues:		Total:	4,700